

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE April 25, 2006	(3) CONTACT/PHONE Pat Beck (805) 781-5981	
(4) SUBJECT Public Hearing to consider adoption of Public Facility Financing Plan for Unincorporated Area Facilities (Clerk's File), modification of Public Facility fees to implement the plan, and proposed amendments to Title 18 to incorporate recommended changes to the program.			
SUMMARY: The county has been reviewing the Public Facilities Financing Plan and program to determine what changes are needed to provide for the future facilities that will be needed from 2005-2025. A revised Public Facilities Financing Plan for Unincorporated Area Facilities has been prepared and the Board will hold a public hearing to consider adopting this plan and corresponding changes in the Public Facilities Fee and in Title 18 to implement recommended changes in the Public Facilities Fee ordinance. In addition, the county has reviewed the Parkland Dedication (Quimby) program and fee, which is the subject of a separate hearing. County File Number: LRP 2005-00007			
(6) RECOMMENDED ACTION 1. Hold a public hearing to consider adoption of a revised Public Facility Financing Plan for Unincorporated Area Facilities (Clerk's File), covering the period from 2005-2025; including a proposed amended Public Facilities Fee to implement the plan and adopt the attached resolution, and  2. Adopt amendments to Title 18 of the San Luis Obispo County Code to implement recommended changes in the program.			
(7) FUNDING SOURCE(S) PFF administration fees	(8) CURRENT YEAR COST N/A	(9) ANNUAL COST N/A	(10) BUDGETED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A <input type="checkbox"/> NO
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): The applicable county agencies, fire protection districts, and the Community Advisory Councils			
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent <input type="checkbox"/> Limited Term <input type="checkbox"/> Contract <input type="checkbox"/> Temporary Help			
(13) SUPERVISOR DISTRICT(S) <input type="checkbox"/> 1st, <input type="checkbox"/> 2nd, <input type="checkbox"/> 3rd, <input type="checkbox"/> 4th, <input type="checkbox"/> 5th, <input checked="" type="checkbox"/> All		(14) LOCATION MAP <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A	
(15) AGENDA PLACEMENT <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Hearing (Time Est. 60 minutes____) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est.____)		(16) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input checked="" type="checkbox"/> Ordinances (Orig + 4 copies) <input type="checkbox"/> N/A	
(17) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A		(18) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	

(19) ADMINISTRATIVE OFFICE REVIEW

*Robert Schmier*

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# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**DATE:** APRIL 25, 2006

**TO:** BOARD OF SUPERVISORS

**FROM:** PAT BECK, ASSISTANT DIRECTOR

**SUBJECT:** PUBLIC HEARING TO CONSIDER ADOPTION OF PUBLIC FACILITIES FINANCING PLAN FOR UNINCORPORATED AREA FACILITIES (Clerk's File), MODIFICATION OF PUBLIC FACILITY FEES TO IMPLEMENT THE PLAN, AND PROPOSED AMENDMENTS TO TITLE 18 TO INCORPORATE RECOMMENDED CHANGES TO THE PROGRAM

## RECOMMENDATION

1. Hold a public hearing to consider adoption of a revised Public Facilities Financing Plan for Unincorporated Area Facilities (Clerk's File), covering the period from 2005-2025; including a proposed amended Public Facility Fee to implement the plan and adopt the attached resolution, and
2. Adopt amendments to Title 18 of the San Luis Obispo County Code to implement recommended changes in the program.

## DISCUSSION

The Public Facilities Fee (PFF) program was originally adopted in 1991, covering General Government, Fire, Law Enforcement, and Parks. Library was added as an additional fee in 1996. San Luis Obispo County was one of the first counties to see the need for public facility improvements and financing mechanisms in order to implement the goals and objectives of the County General Plan and mitigate impacts caused by new development.

Title 7, Chapter 5, section 66000 *et seq.* of the California Government Code provides that Public Facilities Fees may be enacted and imposed on development projects. This section lays the ground rules for imposition and on-going administration of fees. The law requires local government to document the nexus between the amount of new development and the facilities that will be built to accommodate it. The legal requirements restrict how local government may

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acquisition and construction of capital improvements. They cannot be used for staffing or on-going maintenance of facilities.

The Public Facilities Financing Plan documents the facilities that are envisioned to be needed to serve new development for the 20-year period envisioned in the plan.

### **Current Fees**

The Current Fee by Type (as adopted in December, 2003) is reflected in Attachment 1, along with the recommended fee change. The collection and administration of the program is provided by the Planning Department as a part of fee collection at the time of construction permits and prior to recordation of subdivisions for the affordable housing fee component. The fees are deposited and distributed to the county department and outside agencies with the financial oversight by the Auditor and individual departments. This is reflected in the Annual Review of the program and a Five Year Program Review.

### **Purpose of the Program Review**

The Public Facilities Fee program has been in place for nearly 15 years. The county hired the firm of Townhall Services to assist each department in a review of the program. The purpose of this review is to determine if the program is in compliance with all the requirements of State laws and to determine if changes are needed to bring the program into conformance. The elements of this review included:

- Review of the administration of the program and identify any changes that are appropriate. This review has identified some areas where improvements can be made in the collection of fees, distribution to department or outside agencies, and in the annual reporting on expenditures.
- Review the Public Facilities Fee Financing Plan, extended to cover a 20-year period from 2005 through 2025. In preparing the revised plan, we have removed those projects that have been completed and identified additional facilities that are envisioned to be needed over the 20-year period based upon growth projections throughout the county.
- Determine if changes are needed to the fees to provide for the facilities identified in the Public Facilities Financing Plan.

### **MAJOR ISSUES FOR REVIEW**

A number of issues were identified in the Public Facilities Fee Program Review. These are each discussed below along with a staff recommendation. In May 2005, we discussed each of these issues with the Board and the Board provided preliminary direction. During the public hearing, the Board could provide additional direction that may require further modification.

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- A. Fire Fees** – There are three primary issues for consideration. These include: where should the fees be applicable, should the fees be based upon a flat fee or a square footage fee, and how should the annual reporting occur with agencies for which the county collects the fees.

**1. Where will the fees be applicable?**

In addition to CDF service areas, the following community fire service providers have elected to participate in the program with the adoption of the revised plan: the Community Services Districts for Los Osos, Avila Beach, Oceano and San Miguel; the Cayucos and Santa Margarita Fire Protection Districts.

The Templeton Community Services District currently has a separate fire fee and the Cambria Community Services District has elected to withdraw from the program and pursue a separate program to address their fire facility needs.

**2. Should the fire fee be based on a 'flat fee' or a 'square footage fee' for Residential development?**

The current fee is a flat fee for residential units (single family or multiple family). The alternative is a fee that is based upon the square footage of the residential use. This change would require a larger fee for larger homes (and a smaller fee for smaller homes) predicated on the amount of property value protected. There are also additional needs for fire services resulting from larger homes (due to factors such as increased height, difficulty in fighting fires, etc).

In addition, this would allow the county to impose fire fees on major remodels/additions where they result in additional residential square footage. In discussions with some of the community fire service protectors, this has been a substantial issue, particularly in the Coastal Zone where major remodels (often through near tear-downs of the house) are occurring. The service providers have indicated that this has meant a substantial increased burden on fire fighting, with no fees required under the current fee. The proposed Public Facilities Financing Plan and the Title 18 amendments propose to change to a square footage fee for residential development and to include remodels/additions that will result in additional residential square footage.

**3. Reporting on Application of Funding for non-county service providers**

During the annual review of the Public Facilities Fee program, the county identifies the following: 1) the fees that were collected in the previous fiscal year and 2) the Public Facilities Fees expenditures by project. This is a basic requirement under Section 66000. In the future, there needs to be a clear reporting annually and through the five year review for all outside fire service providers who request participation in the county program. In addition, the outside districts have requested that the county provide additional documentation of the fees collected within each district.

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**Staff Recommendation:** Adopt the Public Facilities Financing Plan that would establish a fire fee based upon the square footage of the structure and provide for fees on major remodels. Also, require annual documentation from the outside fire service providers who have requested participation in the county program.

- B. Fee Level** – The update of the program, to cover facilities needed from 2005 to 2025, has identified that completion of the projected need for public facilities will likely require an increase in the fees. This raises a number of questions identified below.

**1. What is the appropriate Fee based on projected need and volume of development?**

The initial estimate of the fee required to cover the cost for providing the facilities identified in the Public Facilities Financing Plan reflected an increase of 20-25%, even though the program has generally had cost of living adjustments in most years. The Public Hearing Draft of the Public Facilities Financing Plan reflects the final calculation of the proposed fee with increases ranging from 4% to 67% (see Attachment 1.)

There are a number of significant factors that influence this fee increase including: substantially higher costs of land (particularly in the Coastal Zone), higher construction costs (including cost of materials), and prevailing wage increases/workman's compensation. Building and land costs are discussed in detail in Appendix A and B. The indices used to make the annual adjustments to the fees have not kept up with the cost of facilities, including land. In addition, if the Fire fee component is adjusted from flat fee to square footage, there will be a variation in the costs for residential projects.

**2. If the need for a fee increase has been documented, should the fee be increased and, if so, should the increase occur in increments or in a single increase in 2006/07.**

This is the Board's choice. It should be noted that a delay in making the adjustment will result in less funding from the program for projects and thus a small decline in the standard of public facilities.

**Staff Recommendation:** The documentation of increased costs has been provided and the fee increase should be reflected as a fee modification. The decision on whether this should occur in one increase or a series of incremental increases rests with the Board.

- C. Parks and Recreation Fee Issues** – A number of questions have been raised concerning the parks and recreation component of the Public Facilities Fee. During the preparation of this review, concern had been expressed that the collection and distribution of park fees should be more directly allocated to the specific communities where the fees are

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paid. The current practice of allocating the Public Facility Fees pools the funds so that there are sufficient funds to allow development of facilities in one area at a higher level than actual fees collected for that area alone but ultimately over a period of years park facilities will be funded throughout the county to serve local needs. This practice is referred to as “pooling”.

Under the strict geographic distribution method, each community would need to wait until sufficient resources had been collected. This could mean that smaller communities with fewer projects could wait a significant period. In addition, not all park facilities are ready to proceed when the funding is collected; thus, funds could sit unused for a period of several years.

Your Board provided initial direction that the current practice of pooling should be continued; thus no changes have been proposed in the financing plan or amendments to Title 18 to create individual zones within the county.

**Relationship to Quimby Park Fees.** The county also collects Quimby parkland dedication fees prior to the recordation of new subdivisions, well before the collection of Public Facility fees. The two programs must be well coordinated to ensure that parkland acquisition and facilities are meeting the need for future residents of new development. In a review of the program requirements we have identified some adjustment between the two programs to ensure that the land component of Quimby fees is applied toward the Public Facilities Fee program (for those subdivisions that were required to pay Quimby fees). In addition, we are proposing changes in the current Quimby fees to link the two programs. This is reflected in a separate public hearing item on today’s agenda prepared by the Parks and Recreation Division of General Services.

**Staff Recommendation:** Adopt the Public Facilities Financing Plan park component and corresponding modifications in Title 18. In addition, link this program with the Quimby parkland dedication fee program and the modifications to Title 21.

#### **D. Program Administration Changes**

A review of the program identified that changes in the annual and five-year reporting program are needed to ensure the public and Board of Supervisors are more aware of program accomplishments and that the commitment of funds occurs within the requirements of the applicable State laws. This should include the reporting from the independent fire service providers who have the county collect the fees for development in their communities. In addition, a clearer link with the county’s Capital Improvement program should be established to ensure that the program revenues are appropriately expended.

The Department of Planning and Building is responsible for the collection of the Public Facility and Quimby fees and providing the Annual and Five Year Review of the program. The current administrative fee is 2.5% of the total fee. Based upon actual costs

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of this administration the department is recommending that this administrative fee can be reduced to 2.0%. This is reflected in the proposed fees.

**Staff Recommendation:** Direct staff to update the Administrative Guidelines for Implementation of the San Luis Obispo County Public Facilities Fee to incorporate the program modifications, as adopted by the Board's action on the financing plan. Adjust the administrative fee to be 2% of the adopted fee.

#### **E. Staffing Issue**

Current Board budget policies state that all new capital projects shall include the project's anticipated impact on current and future operational costs. This is an important point for your Board's consideration. Building costs are approximately 10% of the total cost over the life of a new building. The majority of costs are associated with staffing and maintaining the facilities. Increasing the Public Facility Fees will provide needed dollars for infrastructure improvement but cannot be used for staffing or maintaining these new facilities. Given the current budget climate it may be difficult to provide the necessary funding for additional staffing requirements needed as facilities are built.

#### **Staff Recommendation:**

Public Facility Fees provide a funding source to build needed facilities as the county grows. Staff recommends that as these new facilities are proposed, the department requesting the new facility shall also provide an in-depth review of the staffing and maintenance costs associated with the new facility. This review would include various staffing and funding options for the Board's review.

#### **Comments Received on the Draft Public Facilities Financing Plan**

The draft plan was distributed to the Community Advisory Councils, the affected county departments, the fire service providers, the Home Builders Association, and others who had expressed interest in the program. During the 60 day review period, we received comments from:

Home Builder's Association of the Central Coast  
Templeton Area Advisory Group (TAAG)  
Templeton Community Library Association  
Caryn Maddelena, Real Property Services, General Services  
Avila Valley Advisory Council  
Oceano Community Services District

These comments are included in Attachment 4. The major points raised in the comments and a brief response are included:

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- **Should the park component be the responsibility of only residential projects or should commercial, retail, and industrial construction contribute a portion of the costs?**

*The large majority of cities and counties attribute the need for parks to be due essentially to residents and levy park fees only on residential development. However, some jurisdictions do levy park fees on non-residential development. It is up to the Board to direct if it wishes park usage to be studied for the possibility of having non-residential development provide a portion of the park funding. It should also be recognized that the percentage of use associated with non-residential development is likely to be quite modest.*

- **Should new home buyers be charged fees for libraries and parks when the county frequently has trouble keeping the libraries open and as well maintained as the public likes? The County should be more aggressive about pursuing additional revenue sources, such as landscaping and lighting maintenance districts, to assure that the fees paid result in parks that are as adequately maintained as the public deserves.**

*See comments in section E above concerning staffing.*

- **There should be a full accounting of the fees collected in a particular community, where money was collected and where money was spent directly in that community and the county's policies on nexus should be clear. Comments received concerning park, fire, and library fees.**

*The decision on where and when the collected fees will be used throughout the county is the responsibility of the Board of Supervisors. The program does not require a 1:1 collection and expenditure for Public Facilities Fees within the same time period. However, over time, the Board has allocated fees throughout the county in a roughly proportional manner.*

- **Page 1-6 Implementation and Administration mentions guidelines and new procedures. What are these and how does someone obtain copies? Do these affect the proposed fee changes.**

*The Board of Supervisors adopted Administrative Guidelines for the Implementation of the program. These guidelines do not affect the proposed fee.*

- **Comments and suggested corrections in Appendix B – Land Costs from Property Management, General Services.**

*These corrections were made in the Public Hearing Draft.*

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- **Explain whether the countywide 2.3% growth cap was used to calculate population in 2025. If not, what was used and explain in the document.**

*The 2.3% growth cap was not used to calculate population in 2025. In general, our projections are based on the annual estimates prepared by the State Department of Finance (DOF). We make annual adjustments to our projections when the DOF estimates become available. The projections were prepared by the Long Range Planning Division in its role of preparing population estimates. Projections were made for individual communities and planning area based on review of activity levels. These were aggregated to provide the population estimate for 2025.*

- **The County has recently completed a \$750,000 flooding and drainage study which identifies millions of dollars of infrastructure to mitigate the problem in all areas of the county [Oceano alone has over \$11,000,000 in repairs identified]. A fee should be collected for drainage and flooding. Additionally, the road, street, alley infrastructure is continually in need of attention; again, and a fee should be included in the new Public Facility Fees Ordinance to maintain road infrastructure.**

*The Public Facilities Fee program that the county currently has covers only those facilities that would apply on a county-wide basis. Drainage is generally more a localized issue with unique project costs for a particular community rather than something that you could collect a fee throughout the entire county. Thus, drainage is not envisioned to occur through this program.*

*The county has recently created an Infrastructure Committee to evaluate the full range of tools available to address future infrastructure needs, including all the drainage improvements. They will be looking at such things as assessment districts, Mello-Roos, and possibly future use of Public Facility fees, based on local community needs.*

- **Park Recreation Facilities Funded by County Public Facilities Fees and Quimby Fees -request to provide a comprehensive list, as the list in the Public Review Draft is incomplete. Identify each project and location of developer Quimby credits and waivers.**

*The Public Facilities Financing Plan proposes fees for future needs. It is not a list of completed projects. The adopting resolution for the program identifies a list of potential park and recreation facilities that could be funded from Public Facility or Quimby fees. These will be evaluated through the Annual Review of the program and can be updated as needed. The Board of Supervisors is responsible for allocation of Public Facilities fees through the Annual Budget/Capital Improvement Program (CIP) and through documentation of these expenditures through the Annual and Five Year program reviews that occur generally in December of each year. These are public hearings and provide opportunities for the Community Advisory Councils and interested public to comment on the projects that are expended or committed through these processes.*

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Where changes were needed in the Public Facilities Financing Plan to respond to the comments, these are reflected in the Public Hearing Draft presented to your Board for adoption.

#### **OTHER AGENCY INVOLVEMENT**

This project was completed with input from the affected county departments and the participating fire protection districts. In addition, County Counsel reviewed the documents prior to submittal for Board action.

#### **FINANCIAL CONSIDERATIONS**

Adoption of the updated Public Facilities Financing Plan and accompanying amendments to Title 18 and Title 21 will establish a program for financing a portion of government facilities related to parks, fire, general government, sheriff and libraries. This will also modify the existing Public Facility Fees and Quimby fees, becoming effective 60 days following the adoption of the ordinances. This study was financed from the Public Facilities Fee program revenue.

#### **RESULTS**

The Board action will set the framework for the future of the Public Facilities Fee program and the adopted fees would finance facilities covered by the program.

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# ATTACHMENT 1

## PUBLIC FACILITIES FINANCING PLAN FEE RECOMMENDATION (Excerpted from Financing Plan, Table 1-4)

Table 1-4

### PUBLIC FACILITIES FEES

Facilities	Residential (per dwelling unit)		Non-residential (per 1,000 building square feet)		
	Single Family	Multi- Family	Office	Retail	Industrial
Parks	\$1,720 2,156	\$981 1,641			
Sheriff	—140 262	—78 199	\$173 353	\$106 212	\$73 152
General Govt.	—557 499	—318 380	—687 673	—411 404	—294 289
Fire	—800 1,856* (based on sq ft of 2,210)	—457 840* (based on sq ft of 1,000)	—987 840	—592 840	—424 840
Library	—323 425	—186 323	—149 223	—89 134	—64 96
Subtotal	—\$3,540 5,198	—\$2,020 3,383	—\$1,996 2,089	—\$1,198 1,590	\$855 1,377
Admin Fee @2.5 2.0%	—89 104	—51 68	—50 42	—31 32	—22 28
Total	\$3,629 \$5,302	\$2,071 \$3,451	\$2,046 \$2,131	\$1,229 \$1,622	\$877 \$1,405
Increase	46%	67%	4%	32%	60%

\*The fire fee is the only facilities fee on residential development that is not a fixed amount per unit; it varies by the size of unit. The fee is \$840 per 1,000 feet. The table shows fees for a 2,210 sq. ft. single family homes and a 1,000 sq. ft. multi-family homes.

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**ATTACHMENT 2**

**RESOLUTION ADOPTING THE PUBLIC FACILITIES FINANCING PLAN AND  
AMENDED FEES**

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**IN THE BOARD OF SUPERVISORS**  
COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA

\_\_\_\_\_ day \_\_\_\_\_, 20\_\_

**PRESENT:** Supervisors

**ABSENT:**

RESOLUTION NO. \_\_\_\_\_

RESOLUTION TO AMEND THE PUBLIC FACILITIES  
FINANCING PLAN FOR UNINCORPORATED AREA FACILITIES,  
TO INCREASE THE AMOUNT OF PUBLIC FACILITY FEES IMPOSED ON  
ALL RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT AND  
TO ADOPT AN ORDINANCE ENTITLED  
"AN ORDINANCE AMENDING TITLE 18 OF THE SAN LUIS OBISPO COUNTY  
CODE, THE PUBLIC FACILITIES FEE ORDINANCE, RELATIVE TO  
REQUIREMENTS FOR FIRE FEES ON REMODELS, ADDITIONS AND  
ALTERATIONS THAT ADD ADDITIONAL RESIDENTIAL SQUARE FOOTAGE AND  
THE PAYMENT OF PARK FEES WHEN PARKLAND DEDICATION FEES (QUIMBY  
ORDINANCE) HAVE BEEN PREVIOUSLY PAID FOR A PARCEL"

The following resolution is hereby offered and read:

WHEREAS, the Board of Supervisors of the County of San Luis Obispo has adopted Ordinance No. 2598 creating and establishing the authority for imposing and charging Public Facilities Fees which Ordinance has been subsequently revised and codified as Title 18 of the County Code and is herein referred to as the "*Public Facilities Fees Ordinance*;" and

WHEREAS, the "*San Luis Obispo County Public Facilities Financing Plan for Unincorporated Area Facilities*" (hereinafter "Facilities Plan") was adopted by Board of Supervisors Resolution No. 91-536 on October 15, 1991, and describes the impacts of new development projects on existing public facilities and improvements within the unincorporated area of the County of San Luis Obispo, and analyzes the need for new public facilities and improvements required by said new development projects, and sets forth relationships among new development projects, the needed public facilities and improvements, and the estimated costs of those public facilities and improvements; and

WHEREAS, the Facilities Plan has been updated and extended to evaluate the impact on public facilities anticipated to be created by new development during the

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period 2005 through 2025; and

WHEREAS, the Board of Supervisors desires to further amend Title 18 so that the fire services impact of new development will be measured by the additional number of square feet being constructed, and so that the parks component of the public facilities fee will account for prior payment of Quimby fees for park purposes; and

WHEREAS, the Board of Supervisors finds as follows:

(a) The purpose of the Public Facilities Fees is to finance public facilities and improvements in order to reduce the impacts caused by new development projects within the unincorporated area of the County of San Luis Obispo.

(b) The Public Facilities Fees collected pursuant to this Resolution and as shown on attached Exhibit "A" shall be used to finance only the capital improvements described in the text of the Facilities Plan or otherwise identified in the Public Facilities Project Lists on attached Exhibit "B."

(c) After considering the Facilities Plan as updated, this resolution and Exhibits "A" and "B" attached hereto, and after considering the testimony received at this public hearing, the Board of Supervisors finds that new development projects in the unincorporated area of the County of San Luis Obispo will generate the need for additional public improvements within the unincorporated area of the County of San Luis Obispo and will contribute to the degradation of the levels of services provided by current public facilities.

(d) The Board of Supervisors further finds that there is a need in the unincorporated area of the County of San Luis Obispo for public facilities and improvements and said facilities and improvements have been called for in or are consistent with the County's General Plan and the Facilities Plan.

(e) The Board of Supervisors further finds that the facts and evidence presented establish that there is a reasonable relationship between the need for the described public facilities and improvements and the impacts of the types of development projects described below in paragraph 4 "Amount of Fee:" for which the corresponding fees are charged and, also, there is a reasonable relationship

between the use of the fees and the type of development project for which the fees are charged as these reasonable relationships or nexus are in more detail described in the San Luis Obispo County General Plan and the Facilities Plan.

(f) The Board of Supervisors further finds that the cost estimates set forth in the Facilities Plan and the Public Facilities Project Lists are reasonable cost estimates for constructing the said public facilities, and the Public Facilities Fees expected to be generated by new development projects within the unincorporated area of the County of San Luis Obispo will not exceed the total of these costs.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of the County of San Luis Obispo, State of California, that:

1. This resolution is adopted for the purpose of amending and updating the Facilities Plan, and for the purpose increasing the amount and continuing the imposition and collection within the unincorporated area of the County those Public Facilities Fees established by this resolution and the Public Facilities Fees Ordinance and for the additional purpose of amending the Public Facilities Fees Ordinance.

2. **Facilities Plan Amendment.** The Facilities Plan originally adopted on October 15, 1991, and amended thereafter is further amended to incorporate all of the text, tables and figures in the update prepared by Town Hall Services and dated February 2006.

3. **Title 18 Amendment.** Adopt, enact and instruct the Chairman of the Board of Supervisors to sign "An Ordinance Amending Title 18 of the San Luis Obispo County Code, the Public Facilities Fees Ordinance, Relative to Requirements for Fire Fees on Remodels, Additions and Alterations that Add Additional Residential Square Footage and the Payment of Park Fees when Parkland Dedication Fees (Quimby Ordinance) Have Been Previously Paid for a Parcel" which is attached hereto as Exhibit LRP 2005-00007:B and incorporated herein as though fully set forth.

4. **Amount of Fee.** Table I-3 "*Unincorporated Area Public Facilities Fees*" is hereby amended as shown in Exhibit "A" attached hereto.

5. **Time Payment of Fee.** The Public Facilities Fees established by said Public Facilities Fees Ordinance shall be paid for each new building permit or other development project within the unincorporated area of the County of San Luis

Obispo in accordance with the provisions of said Ordinance and Government Code section 66007, subdivision (b).

6. **Fees Accounts.** An account or fund shall be established for the various public facilities and improvements described in the Facilities Plan and this resolution, and the monies in said accounts and funds are hereby continuously appropriated and applied in accordance with the construction plan as set forth in the Facilities Plan and the Public Facilities Project Lists. As used in this section, “*appropriated*” means authorization by the Board of Supervisors to make expenditures and incur obligations for a public facility or improvements project shown in the Facilities Plan or on the Public Facilities Project Lists.

7. **Use of Fees.** The Public Facilities Fees shall be solely used: (a) to pay for those public improvements described in the Facilities Plan or otherwise identified in the Public Facilities Project Lists to be constructed by the County; (b) for reimbursing the County for a new development project’s fair share of those public facilities and improvements constructed by the County in anticipation of the new development project; (c) to reimburse owners of development projects who construct public facilities and improvements described in the Facilities Plan or on the Public Facilities Project Lists, where those facilities and improvements are beyond those needed to mitigate the impacts of said development projects in order to mitigate the foreseeable impacts of anticipated new development projects; or (d) for the payment of principal and interest on monies borrowed by the county for the construction of the public improvements described in the Facilities Plan or on the Public Facilities Project Lists.

8. **Fee Review.** Annually, the Planning Director, in consultation with the County Administrative Officer and the County Auditor, shall review the estimated cost of the public facilities and improvements set forth in the Facilities Plan and on the Public Facilities Project Lists, the continued need for those public facilities and improvements, and the reasonable relationship between such need and the impacts of the various types of new development projects pending or anticipated and for which these Fees are charged. The Planning Director shall report his or her findings to the Board of Supervisors at a noticed public hearing and shall recommend to the Board of

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Supervisors any increase or other adjustment to the Facilities Plan and Fees or any other action as may be needed.

9. **Public Improvement Fees Agreements.** Prior to the adoption of Resolution No. 91-536 and adoption of this resolution, certain new development projects within the unincorporated area of the County of San Luis Obispo received approval or permits which were conditioned upon the execution of a Public Facilities Improvement Agreement by the developer. Each Public Facilities Improvement Agreement, when executed, required the payment of a specified improvement fee for the new development project, with the fee to be paid either at the date of final inspection or the date the certificate of occupancy is issued. The Public Facilities Improvement Agreement was required in order to mitigate the new burdens imposed on the public facilities within the unincorporated area of the County of San Luis Obispo, which burdens were reasonably related to the new development project.

Inasmuch as one of the purposes of the said Public Facilities Fees Ordinance, Resolution No. 91-536 and this resolution is to mitigate the new burdens imposed on the public facilities in the unincorporated area of the County of San Luis Obispo which are reasonably related to new development projects, the payment of the Public Improvement Fee established by said Public Facilities Fees Ordinance, Resolution No. 91-536, and by this resolution shall be deemed a credit, on a dollar-for-dollar basis, for purposes of satisfying a portion or all of any obligation established by a said Public Facilities Improvement Agreement for the same new development project.

10. On and after the effective date of Resolution No. 91-536, no Interim Fire Impact Fee shall be imposed or collected pursuant to Board of Supervisor's Resolution No. 90-640. If any development project is subject to and does pay Public Improvement Fees pursuant to Resolution No. 91-536 and this Resolution, and said development project was also subject to and did pay an Interim Fire Impact Fee, then said development project shall be given a credit for the amount of the Interim Fire Impact Fee against any amounts due under the Public Facilities Fees due from said development project under this resolution.

11. **Effective Date.** This resolution shall be effective sixty (60) days after its adoption.

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, and on the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

The foregoing resolution is hereby adopted.

\_\_\_\_\_  
Chairman of the Board of Supervisors

ATTEST:

\_\_\_\_\_  
Clerk of the Board of Supervisors

[SEAL]

APPROVED AS TO FORM AND LEGAL EFFECT:

JAMES B. LINDHOLM, JR.  
County Counsel

By: \_\_\_\_\_  
Deputy County Counsel

Dated: 4.7.06

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STATE OF CALIFORNIA,       )  
  ) ss.  
County of San Luis Obispo,    )

I, \_\_\_\_\_, County Clerk and ex-officio Clerk  
of the Board of Supervisors, in and for the County of San Luis Obispo, State of  
California, do hereby certify the foregoing to be a full, true and correct copy of an order  
made by the Board of Supervisors, as the same appears spread upon their minute  
book.

WITNESS my hand and the seal of said Board of Supervisors, affixed this day  
of \_\_\_\_\_, 20 \_\_\_\_.

County Clerk and Ex-Officio Clerk of the  
Board of Supervisors

(SEAL)

By: \_\_\_\_\_  
Deputy Clerk.

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## EXHIBIT A

### PUBLIC FACILITIES FINANCING PLAN FEE RECOMMENDATION (Excerpted from Financing Plan, Table 1-4)

Table 1-4

#### PUBLIC FACILITIES FEES

Facilities	Residential (per dwelling unit)		Non-residential (per 1,000 building square feet)		
	Single Family	Multi- Family	Office	Retail	Industrial
Parks	\$1,720 2,156	\$ 981 1,641			
Sheriff	—140 262	—78 199	\$173 353	\$106 212	\$ 73 152
General Govt.	—557 499	—318 380	—687 673	—411 404	—294 289
Fire	—800 1,856* (based on sq ft of 2,210)	—457 840* (based on sq ft of 1,000)	—987 840	—592 840	—424 840
Library	—323 425	—186 323	—149 223	—89 134	—64 96
Subtotal	—\$3,540 5,198	—\$2,020 3,383	—\$1,996 2,089	—\$1,198 1,590	\$855 1,377
Admin Fee @2.5 2.0%	—89 104	—51 68	—50 42	—31 32	—22 28
Total	\$3,629 \$5,302	\$2,071 \$3,451	\$2,046 \$2,131	\$1,229 \$1,622	\$877 \$1,405
Increase	46%	67%	4%	32%	60%

*\*The fire fee is the only facilities fee on residential development that is not a fixed amount per unit; it varies by the size of unit. The fee is \$840 per 1,000 feet. The table shows fees for a 2,210 sq. ft. single family homes and a 1,000 sq. ft. multi-family homes.*

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**EXHIBIT B**

**PUBLIC FACILITIES PROJECT LISTS**

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San Luis Obispo County General Gov.  
Public Facility Fee Projects

Project Description	Location	Currently Owned Site?	Cost Estimate	Vehicles	Project Date
Templeton Regional Center one stop County offices - Clerk, Planning & Assessor	Templeton	Yes	\$2,360,000		2008
South County Regional Center one stop County offices - Clerk Planning & Assessor	Arroyo Grande	Yes	\$2,950,000		2012
County Government Center Debt Service	San Luis Obispo	Yes	\$8,000,000		2005
Total			<u>\$13,310,000</u>		

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San Luis Obispo County Parks  
Public Facility Fee Projects

Project Description	Facility Location	Currently Owned Site?	Cost Estimate	Project Date
Construction from First St. to San Miguel	Bob Jones Bike Trail	Yes	\$500,000	2008
Construction from Octagonal Barn to Ontario Road	Bob Jones Bike Trail	Yes	\$2,500,000	2010
Parks and Recreation Element Update	Countywide	Yes	\$250,000	2007
Master plan	Biddle Park	Yes	\$100,000	2008
Community Park master plan	Templeton	Yes	\$50,000	2009
Community Park master plan	Nipomo	Yes	\$100,000	2006
Replace/expand play equipment; ADA compliance	Nipomo	Yes	\$250,000	2007
Replace/expand play equipment; ADA compliance	Biddle Park	Yes	\$250,000	2009
Replace/expand play equipment; ADA compliance	Los Osos	Yes	\$250,000	2008
Phase I development	See Canyon Park	Yes	\$500,000	2010
Phase I development	Morro Strand	Yes	\$600,000	2007
Upgrade Red Berry group area.	Heliman Park	Yes	\$100,000	2008
Total			<u>\$5,450,000</u>	

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San Luis Obispo County Library  
Public Facility Fee Projects

Project Description	Location	County Owned Site?	Cost Estimate	Project Date
Remodel for Self Check	Arroyo Grande	Yes	121,100	2007
Remodel for Self Check	San Luis Obispo	yes	83,600	2007
Remodel for Self Check	Atascadero	Yes	121,000	2008
Remodel for Self Check	Cambria	Yes	80,000	2008
Remodel for Self Check	Nipomo	Yes	80,000	2008
Replace modular?	Santa Margarita	Yes	350,000	2008
Replace Building	Atascadero	No	7,000,000	2009
Expansion	Nipomo	Yes	2,000,000	2009
Replace Building	Templeton	No	2,500,000	2008
Replace Building	Los Osos	Yes	4,500,000	2010
Replace Building	San Miguel	Yes	900,000	2010
Replace Building	Shandon	No	600,000	2010
Replace Building	Cayucos	No	100,000	2010
Replace Building	Cambria	Yes	2,000,000	2011
Replace building	Oceano	No	2,500,000	2011
Replace Building	Grover Beach	No	3,400,000	2012
Total			26,335,700	

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**San Luis Obispo County Sheriff  
Public Facility Fee Projects**

Project Description	Location	Currently Owned Site?	Cost Estimate	Vehicles	Project Date
<b>Patrol &amp; Investigation Facilities Report Writing Rooms*</b>	County Operational Center	yes	\$4,500,000		2010
	Cambria	no	\$170,000		2007
	Heritage Ranch	no	\$170,000		2007
	Nipomo	no	\$170,000		2008
	Avila Beach	no	\$170,000		2008
	San Miguel	no	\$170,000		2009
	Cayucos	no	\$170,000		2009
	Santa Margarita	no	\$170,000		2010
	Creston	no	\$170,000		2010
	Shandon	no	\$170,000		2011
Los Osos Substation	Los Osos	no	\$1,829,000		2009
Nipomo substation	Nipomo	no	\$1,860,000		2012
<b>Vehicles</b>	unincorporated areas				
patrol cars (4)				\$140,000	2007
patrol cars (4)				\$140,000	2008
unmarked cars (2)				\$80,000	2008
off road vehicles (2)				\$70,000	2008
boat (1)				\$35,000	2010
dive team truck (1)				\$25,000	2012
<b>Total</b>			<b>\$9,719,000</b>	<b>\$470,000</b>	

\* may be able to consolidate with fire stations or rent. Estimated 850 square feet per report writing room

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Fire Station	Equipment
Standard	\$450,000
Engine	\$250,000
Rescue	

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**Los Osos Community Services District**  
Public Facility Fee projects

Standard Engine Rescue	Fire Station Equipment
\$450,000	\$250,000

Project Description	Location	Currently Owned Site?	Cost Estimate	Site Acquisition	Construction Cost	Vehicle	Facility	Portable Equipment	Project Date
Station 16 - Los Osos	Station #16	No	\$2,950,000	\$500,000	\$1,750,000	\$700,000	Yes		2020
Station 15 - Los Osos	St. 15 - ADA & Restrooms	Yes	\$110,000		\$110,000		Yes		2005
Station 15 - Los Osos	St. 15 - Training/Fitness	Yes	\$100,000		\$100,000		Yes		2015
1 ea. Reserve Fire Engine	Los Osos		\$450,000			\$450,000			2010
Total			\$3,610,000	\$500,000	\$1,960,000	\$1,150,000		\$0	
Grand Total									

**Avila Beach Community Services District**  
Public Facility Fee projects

Standard Engine Rescue	Fire Station Equipment
\$450,000	\$250,000

Project Description	Location	Currently Owned Site?	Cost Estimate	Site Acquisition	Construction Cost	Vehicle	Facility	Portable Equipment	Project Date
Heavy Rescue	Avila Valley FS		\$400,000			\$400,000			2015
Total			\$400,000	\$0	\$0	\$400,000		\$0	
Grand Total									

**San Miguel Community Services District**  
Public Facility Fee projects

Project Description	Location	Currently Owned Site?	Cost Estimate	Site Acquisition	Construction Cost	Vehicle	Facility	Portable Equipment	Project Date
Sta. 1 living qtrs.	1150 Mission	Yes	\$1,100,000	\$0	\$1,000,000		Yes	\$100,000	2008
Station 2	SLT Area	No	\$5,150,000	\$600,000	\$4,000,000	\$450,000	Yes	\$100,000	2012
Station 3	West Side, North	No	\$6,650,000	\$600,000	\$5,500,000	\$450,000	Yes	\$100,000	2020
Water Tender	Station 1		\$300,000			\$300,000	No		2006
Ladder Truck	Station 1		\$750,000			\$750,000	No		2015
Wildland Engines - 3 ea.	Stations 1, 2, & 3		\$900,000			\$900,000	No		2012
Reserve Engine	Station 1		\$225,000			\$225,000	No		2020
Total			\$15,075,000	\$1,200,000	\$10,500,000	\$3,075,000		\$300,000	
Grand Total									

**Oceano Fire Department**  
Public Facility Fee projects

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Project Description	Location	Currently Owned Site?	Cost Estimate	Site Acquisition	Construction Cost	Vehicle	Facility	Portable Equipment	Project Date
Station Remodel	Sta. 61	Yes	\$580,000	\$0	\$580,000		Yes		2010 - 15
Type 1 Fire Engine	Sta 61		\$475,000			\$425,000	No	\$50,000	2007- 08
Station 3	Type 4 Engine		\$30,000			\$25,000	Yes	\$5,000	2005 - 06
		Total	\$1,085,000	\$0	\$580,000	\$450,000		\$55,000	
			Grand Total						

**Cayucos Fire Protection District**  
Public Facility Fee projects

Project Description	Location	Currently Owned Site?	Cost Estimate	Site Acquisition	Construction Cost	Vehicle	Facility	Portable Equipment	Project Date
Expand Station 1	201 Cayucos Dr.	Yes	\$437,500	\$0	\$437,500		Yes		2025
Quint Ladder Truck	201 Cayucos Dr.		\$850,000			\$750,000	No	\$100,000	2025
		Total	\$1,287,500	\$0	\$437,500	\$750,000		\$100,000	
			Grand Total						

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**ORDINANCE AMENDING TITLE 18 PUBLIC FACILITIES FEE  
(Exhibit LRP 2005-00007B)**

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING TITLE 18 OF THE SAN LUIS OBISPO COUNTY CODE, THE PUBLIC FACILITIES FEE ORDINANCE, RELATIVE TO REQUIREMENTS FOR FIRE FEES ON REMODELS, ADDITIONS AND ALTERATIONS THAT ADD ADDITIONAL RESIDENTIAL SQUARE FOOTAGE AND THE PAYMENT OF PARK FEES WHEN PARKLAND DEDICATION FEES (QUIMBY ORDINANCE) HAVE BEEN PREVIOUSLY PAID FOR A PARCEL

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1. Section 18.03.020a of the Public Facilities Fee, Title 18 of the San Luis Obispo County Code, is hereby amended as follows:

- a. Remodels, additions, or alterations to existing residences, except to the extent that additional units are created. If any additional residence is created by the addition or remodel project, then the facilities fees shall apply. In addition, when the remodel, addition or alteration will result in additional square footage for residential purposes, the project will be required to pay the fire component of the public facility fee for the additional square footage. The decision as to what constitutes an addition or remodel shall be made by the Planning Director.

SECTION 2. Section 18.04.010a of the Public Facilities Fee, Title 18 of the San Luis Obispo County Code, is hereby amended as follows:

- a. Prior to the issuance of any building permit, or prior to the granting of any earlier approval for any development project if the collection of the fees at such earlier time is permitted by law, the applicant for the permit or approval shall pay to the County Department of Planning and Building any and all Public Facilities Fees imposed by resolution of the Board of Supervisors. Permits for remodels, additions, or alterations to existing residences that will add additional square footage for residential purposes will be required to pay the fire component of the Public Facilities Fee for the additional square footage. Payment of the fees for affordable housing projects shall be deferred as follows:

SECTION 3. Section 18.04.010 of the Public Facilities Fee, Title 18 of the San Luis Obispo County Code, is hereby amended to add new subsection g as follows: (

- g. When application is made for a new building permit where the Parkland fees (Quimby) have been paid at the time of recordation of the subdivision, the land portion of the park component of the Public Facility Fee shall not be collected at the time of the building permit. The development portion of the park component of the Public Facility Fee shall be collected.

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SECTION 4. That the activity is covered by a general rule exemption (State CEQA Guidelines section 15061(b)(3)) from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 5. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 6: This ordinance shall take effect and be in full force on and after 60 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

INTRODUCED at a regular meeting of the Board of Supervisors held on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

\_\_\_\_\_  
Chairman of the Board of Supervisors,  
County of San Luis Obispo,  
State of California

ATTEST:

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\_\_\_\_\_  
County Clerk and Ex-Officio Clerk  
of the Board of Supervisors  
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED  
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.  
County Counsel

By: \_\_\_\_\_

Deputy County Counsel

Dated: \_\_\_\_\_

3.30.06

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**ATTACHMENT 3**

**ORDINANCE AMENDING TITLE 18 TO IMPLEMENT THE REVISED  
PUBLIC FACILITIES FINANCING PLAN**

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING TITLE 18 OF THE SAN LUIS OBISPO COUNTY CODE, THE PUBLIC FACILITIES FEE ORDINANCE, RELATIVE TO REQUIREMENTS FOR FIRE FEES ON REMODELS, ADDITIONS AND ALTERATIONS THAT ADD ADDITIONAL RESIDENTIAL SQUARE FOOTAGE AND THE PAYMENT OF PARK FEES WHEN PARKLAND DEDICATION FEES (QUIMBY ORDINANCE) HAVE BEEN PREVIOUSLY PAID FOR A PARCEL

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

SECTION 1. Section 18.03.020a of the Public Facilities Fee, Title 18 of the San Luis Obispo County Code, is hereby amended as follows: *(to reflect changes to the exemption for remodels, additions or alterations to existing residences to require payment of the fire fee component when the remodel, additions or alterations will add additional square footage for residential purposes).*

- a. Remodels, additions, or alterations to existing residences, except to the extent that additional units are created. If any additional residence is created by the addition or remodel project, then the facilities fees shall apply. In addition, when the remodel, addition or alteration will result in additional square footage for residential purposes, the project will be required to pay the fire component of the public facility fee for the additional square footage. The decision as to what constitutes an addition or remodel shall be made by the Planning Director.

SECTION 2. Section 18.04.010a of the Public Facilities Fee, Title 18 of the San Luis Obispo County Code, is hereby amended as follows: *(to reflect changes to require remodels, additions or alterations to existing residences to require payment of the fire fee component when the remodel, additions or alterations will add additional square footage for residential purposes. This will address the major remodels that can occur without payment of fees for improving fire facilities to service the additional development)*

- a. Prior to the issuance of any building permit, or prior to the granting of any earlier approval for any development project if the collection of the fees at such earlier time is permitted by law, the applicant for the permit or approval shall pay to the County Department of Planning and Building any and all Public Facilities Fees imposed by resolution of the Board of Supervisors. Permits for remodels, additions, or alterations to existing residences that will add additional square footage for residential purposes will be required to pay the fire component of the Public Facilities Fee for the additional square footage. ~~except that p~~ Payment of the fees for affordable housing projects shall be deferred as follows:

SECTION 3. Section 18.04.010 of the Public Facilities Fee, Title 18 of the San Luis Obispo County Code, is hereby amended to add new subsection g as follows: *(to establish fee requirements for the park fee component of the program to acknowledge prior payment of the county's Parkland Dedication fee - Quimby).*

- ~~g.~~ When application is made for a new building permit where the Parkland fees (Quimby) have been paid at the time of recordation of the subdivision, the land portion of the park component

of the Public Facility Fee shall not be collected at the time of the building permit. The development portion of the park component of the Public Facility Fee shall be collected.

SECTION 4. That the activity is covered by a general rule exemption (State CEQA Guidelines section 15061(b)(3)) from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 5. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

SECTION 6: This ordinance shall take effect and be in full force on and after 60 days from the date of its passage hereof. Before the expiration of 15 days after the adoption of this ordinance, it shall be published once in a newspaper of general circulation published in the County of San Luis Obispo, State of California, together with the names of the members of the Board of Supervisors voting for and against the ordinance.

INTRODUCED at a regular meeting of the Board of Supervisors held on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

\_\_\_\_\_  
Chairman of the Board of Supervisors,  
County of San Luis Obispo,  
State of California

ATTEST:

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\_\_\_\_\_  
County Clerk and Ex-Officio Clerk  
of the Board of Supervisors  
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED  
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.  
County Counsel

By: \_\_\_\_\_  
Deputy County Counsel

Dated: \_\_\_\_\_

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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING TITLE 18 OF THE SAN LUIS OBISPO COUNTY CODE, THE PUBLIC FACILITIES FEE ORDINANCE, RELATIVE TO REQUIREMENTS FOR FIRE FEES ON REMODELS, ADDITIONS AND ALTERATIONS THAT ADD ADDITIONAL RESIDENTIAL SQUARE FOOTAGE AND THE PAYMENT OF PARK FEES WHEN PARKLAND DEDICATION FEES (QUIMBY ORDINANCE) HAVE BEEN PREVIOUSLY PAID FOR A PARCEL

The Board of Supervisors of the County of San Luis Obispo ordains as follows:

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SECTION 4. That the activity is covered by a general rule exemption (State CEQA Guidelines section 15061(b)(3)) from the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

SECTION 5. If any section, subsection, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the remaining portion of this ordinance. The Board of Supervisors hereby declares that it would have passed this ordinance and each section, subsection, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

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INTRODUCED at a regular meeting of the Board of Supervisors held on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, and PASSED AND ADOPTED by the Board of Supervisors of the County of San Luis Obispo, State of California, on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following roll call vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINING:

\_\_\_\_\_  
Chairman of the Board of Supervisors,  
County of San Luis Obispo,  
State of California

ATTEST:

\_\_\_\_\_  
County Clerk and Ex-Officio Clerk  
of the Board of Supervisors  
County of San Luis Obispo, State of California

[SEAL]

ORDINANCE CODE PROVISIONS APPROVED  
AS TO FORM AND CODIFICATION:

JAMES B. LINDHOLM, JR.

County Counsel

By: \_\_\_\_\_  


Deputy County Counsel

Dated: 3.30.06

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## **ATTACHMENT 4**

### **LETTERS OF RESPONSE RECEIVED ON THE DRAFT PUBLIC FACILITIES FINANCING PLAN**

Home Builder's Association of the Central Coast

Templeton Area Advisory Group (TAAG)

Templeton Community Library Association

Caryn Maddelena, Real Property Services, General Services

Avila Advisory Council

Oceano Community Services District

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Thursday, February 02, 2006

San Luis Obispo County Board of Supervisors  
c/o Chairman of the Board Supervisors Katcho Achadjian  
1055 Monterey St.  
San Luis Obispo, Ca. 93401

Dear Chairman Achadjian

The Home Builders Association appreciates the efforts that county staff made to obtain our input on updating the Public Facilities Financing Plan. We had time to read the report and meet with Deputy County Administrator Jim Grant, Deputy Planning Director Pat Beck and Fire Marshal Robert Lewin. They were very helpful.

The association recognizes the value of planning how to finance the infrastructure improvements needed to provide public services and facilities for our new home buyers. We are willing to pay our fair share to help local governments fund projects in a timely fashion.

However, we have question the Public Facilities Financing Plan proposal that new residential construction should bear the full responsibility for parkland improvements. Non-residents who work, eat, shop or use a hotel outside their home town often make use of parks. Businesses use them for company picnics. The parkland fee represents 40 % of the proposed public facilities fee increase. The county should determine what percentage of the park fee should be assigned to new commercial, retail and industrial construction to offset their impact on future parkland facilities. We also question charging new home buyers to build new libraries and parks when the county frequently has trouble keeping the former open and as well-maintained as the public likes. The county should be more aggressive about pursuing additional revenue sources, such as landscaping and lighting maintenance districts, to assure that the fees we pay result in parks that are as adequately maintained as the public deserves.

We support having parks, libraries and similar leisure activities for new home buyers. We believe the current system of providing those facilities would be improved through more upfront discussion and negotiations between builders, the county and the community. The county ordinance should allow enough latitude for the most cost-effective and creative use of the fees we pay. The ordinance should encourage builders to propose building parks and similar improvements that benefit the community and have its support. We feel confident that such an approach will accomplish more for our home buyers and your constituents than simply charging a standard fee every time.

Home builders and county government have similar goals. We both want to make our customers as happy as possible. Providing a more flexible system would help reach that goal.

We look forward to discussing this with you in more detail.

Sincerely yours,

Jerry Bunin  
Government Affairs Director, Home Builders Association  
(805) 546-0418 Ext. 22  
(805) 459-2807 (cell)  
jbunin@hbacc.org

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December 27, 2005

Templeton Area Advisory Group  
PO Box 1135  
Templeton, CA 93465-1135

Pat Beck, Assistant Director  
Department of Planning and Building  
San Luis Obispo County Government Center

Subject: *Draft Public Facilities Financing Plan for Unincorporated Area Facilities*

Dear Mrs. Beck:

TAAG just received the draft Public Facilities Financing Plan and will review the proposed changes to developer impact fees at its January 12<sup>th</sup> meeting. I am writing this letter in expectation of questions that may arise as TAAG reviews the draft plan, keeping in mind the 30-day review period ends January 31<sup>st</sup>.

Therefore I am requesting additional information not included in the report:

1. An accounting of all Trust Funds. Revenues received by Fiscal Year and Funded Projects.
2. County nexus policies.

In addition,

3. In Chapter 2, Existing Development and Projections of New Development, Table 2-3, Service Populations by Facility Type, Note 3 – Templeton's population within the Templeton Community Services District, derived by subtraction, is 6,949. Please identify the source and verify the boundaries, as this number seems high.

Thank you.

Very truly yours,

Dorothy Jennings, Chairperson  
Templeton Area Advisory Group

cc: [cmacek@co.slo.ca.us](mailto:cmacek@co.slo.ca.us)  
TAAG members

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January 13, 2005

Templeton Area Advisory Group  
PO Box 1135  
Templeton, CA 93465-1135

Pat Beck, Assistant Director  
Department of Planning and Building  
San Luis Obispo County Government Center

Subject: *Draft Public Facilities Financing Plan for Unincorporated Area Facilities,  
Dated November 2005, Comment Period*

Dear Mrs. Beck:

At its January 12<sup>th</sup> meeting, TAAG voted unanimously (7-0) to send this letter in response to your request for comments from community advisory councils.

It is TAAG 's understanding that this plan is the required 5-year update and therefore is a comprehensive review of development mitigation fees. With 43% of the population living in unincorporated county, TAAG notes the significance of a statement on page 1-2. "In contrast to most cities in the state, counties have been far less aggressive imposing comprehensive fees that fun the full costs of additional infrastructure serving growth."

First and foremost, TAAG recommends that fees collected for parks and libraries within the Templeton Unified School District, which are TAAG boundaries, be used for respective projects within the same area.

Based on the 2005 Growth Management Resources Report (1990-2004), increase in dwelling chart, annualized growth varies from 0.23% per annum to 3.99%. Out of twenty-two areas where statistics have been collected, northern county is growing at a higher rate than any other area in the county.

- #2. Templeton is 3.94%;
- #3. Rural El Pomar is 3.65%; and
- #4. Rural Adelaida is 2.63%.

Therefore, TAAG requests a full accounting of fees collected and monies spent within TAAG boundaries.

In addition, TAAG recommends that the draft plan include:

- A full accounting of the Trust Funds, where money was collected and where money was spent;
- An explanation of current nexus policies and practices as they apply to each fee category and proposed changes;
- And, Affordable Housing fees should be collected and applied only to urban areas where the county has developed a long-range plan for incorporation.

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A companion to this draft plan should be an analysis with recommendations on how to maintain and operate the many facilities after they are built using these developer fees. A healthy program requires the complete picture to be studied.

Attached are specific questions and/or comments concerning the Parks, Sheriff's Patrol & Investigation, Fire and Library chapters of the draft document.

TAAG is interested in receiving a response to this letter. TAAG would be willing to review a second draft of this document if one is circulated to reviewers responding within this comment period.

Very truly yours,

Dorothy Jennings, Chairperson  
Templeton Area Advisory Group

Attachment: TAAG's specific questions and/or comments  
*Draft Public Facilities Financing Plan for Unincorporated Area Facilities,*  
Dated November 2005, Comment Period

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## Attachment

TAAG's specific questions and/or comments  
*Draft Public Facilities Financing Plan for Unincorporated Area Facilities,*  
Dated November 2005, Comment Period

### Chapter 1 Introduction & Summary

1. Page 1-5. Table 1-4 Public Facilities Fees
  - Expand 'Retail' to collect fees for single family dwellings in live-work/guild units and mixed-use units, condos. This would be consistent with single family residential units that may include incidental work and office facilities.
  - Fire Impact fee is undervalued. See Chapter 6, Fire
2. Page 1-6, Implementation and Administration. Mentions guidelines and new procedures. What are these and how does someone obtain copies. Do these affect the proposed fee changes?

### Chapter 2 Existing Development and Projections of New Development

3. Page 2-1. Explain whether the countywide 2.3% growth cap was used to calculate population in 2025, Table 2-1 Population Projections. If not what was used? Explain in document.
4. Page 2-1. Last paragraph, identify the twenty-three planning sub-areas and furnish a map.
5. Page 2-3. Table 2-3 Service Population by Facility Type. Footnote 3 should explain the source for Templeton's 2005 population of 6,949. This number should be challenged, as it appears to be greater than the population living within the Templeton Community Services URL where TCSD collects PFF fees for parks and fire.  
[Note: 2000 Census for Templeton roughly, therefore not precisely, used the CSD boundaries. Population is 4687. Using the Growth Management average growth rate of 4%, a more realistic figure for year-end 2005 would be 5702.]
6. Page 2-4. Table 2-4 Residential Square Footage, Areas Served by the County Fire Department and Service Districts. Footnote 3 again uses the Templeton populations that should be challenged, as the Templeton Fire District does not serve those outside the TCSD URL.
7. Page 2-5. Table 2-5 Non-Residential Square Footage, Areas Served by the County Fire Department. Footnote 4 again uses the Templeton population that is being challenged.

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### **Chapter 3     Parks**

8. Page 3-5. Table 3-2 Other Park Recreation Facilities Funded by County Public Facilities Fees and Quimby Fees
  - provide comprehensive project list as this list is incomplete
  - identify each project and location of developer Quimby credits and waivers
9. Page 3.5. Last paragraph cites the current population of Templeton within the Templeton Community Services District to be 6,949. This number is inconsistent with other datum. Clarify whether this is within TCSD boundaries or greater Templeton with other boundaries that need to be identified.

### **Chapter 4     Sheriff's Patrol & Investigation**

10. Overall comment. Impact fees are undervalued on replacement cost of existing marginal facilities.

### **Chapter 6     Fire**

11. Page 6-2. Table 6-2 Non-Residential Square Footage, Areas Served by County Fire Department. Is 2025 Square Footage Served based on current zoning?
12. Page 6-3. Table 6-3 Existing Fire Facilities: Buildings. Clarify what facilities appear to be a partnership between CDF and the county.
13. Page 6-3. Table 6-3 Existing Fire Facilities: Buildings. Is Facility Number 10 Cambria different from the facility associated with the Cambria Community Services District that collects its own fees?
14. Page 6-4. What is a 'reduced value facility'? Book value? No government structure can be replaced at \$75 SF and meet current code and standards. If development requires replacement, current construction costs must be used. Table 6-5 Replacement Cost of Existing Fire Facilities: Buildings and Land should be corrected.
15. Page 6-6. Future Program. New terminology has been introduced 'Fire Protection District'. Clarify earlier in the discussion and update Table 6-2 to reflect consistent terminology.
16. Conclusion. Impact fee is undervalued based on replacement cost of existing marginal facilities.

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TEMPLETON COMMUNITY LIBRARY  
ASSOCIATION  
P.O. BOX 292  
Templeton, California 93465  
A Non Profit Corporation

January 30, 2006

Pat Beck, Assistant Director  
San Luis Obispo Department of Planning and Building  
County Government Center  
San Luis Obispo, CA. 93408

RE: Comment on the Draft Public Facilities Financing Plan for  
Unincorporated Area Facilities - Library

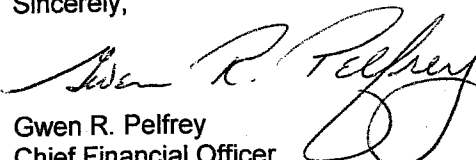
Dear Ms. Beck:

Templeton's current growth, the largest in the County, has created a significant increase in the demand for library services in our community. Our children should be able to walk or bicycle to their library instead of being chauffeured. Our homebound and elderly should have a library close to their homes.

We believe the majority of the money collected in the Templeton area should be used in our community for the support of our proposed Templeton Library.

Thank you in advance for considering our response. If you have any questions, please contact Robert Dutra, Board Chairman at 434-2111 or Gwen R. Pelfrey, Chief Financial Officer at 434-1556.

Sincerely,

  
Gwen R. Pelfrey  
Chief Financial Officer  
Templeton Community Library Association

RECEIVED

FEB 06 2006

Planning & Bldg

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## Memorandum

**To:** Pat Beck  
**From:** Caryn Maddalena/Real Property Services *Caryn*  
**Date:** 12/12/05  
**Re:** Town Hall Services Report Draft November 2005

---

Attached are pages B-1 through B-4 from the Town Hall Services Draft Report on the valuation of land for the Public Facilities Fee. We do have some comments:

- We propose some changes to the second paragraph of the introduction to indicate that the MLS data is not a perfect fit to the criteria and that it has not been adjusted for numerous factors that an appraiser would have taken into account.
- We were unable to confirm some of the mathematics. You might want to request that the calculations be proved out prior to publication.
- The paragraph titled "General Government" does not clarify that the MLS data was based only on downtown SLO locations, as requested. The data, therefore, is entirely improved property and no adjustments appear to have been made for the improvements. Real Property Services does not agree that the improvements have no value, but an appraiser's knowledge is necessary to make any adjustments. Perhaps Town Hall Services presumed that the value of the improvements would be minimal for County's intended use. If so, we would suggest appropriate wording.
- We continue to recommend a review of this project by the Assessor's Office.
- Real Property Services will adhere to the policy of the Assessor's Office in that we will not attend the Board hearing to defend the data provided to Planning as an accommodation.

Thank you for the opportunity to review the draft prior to publication.

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*Carya*

## Appendix B

### LAND COSTS

#### INTRODUCTION

The typical cost of land for a facility differs among the various departments. These variations reflect the part of the county in which the facilities will be located; for example, the facilities used in the provision of general government services will be primarily in the City of San Luis Obispo, while fire facilities will be spread throughout the county. Costs will vary depending on the size of parcels required; for example, the large parcels suitable for parks will cost less per acre than the relatively small parcels suitable for libraries. This appendix therefore determines separate average future land cost for each department providing services to the unincorporated area.

The estimated average land costs are based primarily on information from two sources. The Real Property Services Division of the San Luis Obispo County provided information on recently sold parcels, along with some listed for sale but as of now unsold. It gathered information from ~~a~~ realtor~~s~~ in each of seven communities regarding sales and listings of parcels suitable for parkland and an estimate of ~~a realistic~~ average price. The Division also searched the multiple listing service (MLS) database for parcels potentially suitable for libraries, fire stations and general government offices. It identified MLS listed parcels that for each department (1) <sup>some or all of</sup> fit the site criteria appropriate for that department and (2) were located in communities where the department expects to construct a future facility. This information provided factual data on which to base the land cost estimates, *and no adjustment were made for location, parcel size, topography, zoning, date of sale, or unsold status*. Secondly, most of the departments have plans for future facilities, with at least order-of-magnitude cost estimates. These expectations, and the basis for them, also played a role in determining the appropriate land purchase cost estimates.

#### PARKS

The parkland cost estimated by the seven realtors in the parkland survey were as follows:

Community	Estimated Cost per Acre
Avila Beach	\$ 213,000
Edna Valley	126,000
Los Osos	100,000
Oceano	150,000
<del>Oceano</del> Nipomo	150,000
San Miguel	23,000
Santa Margarita	97,000

The average of these figures for seven communities in which the <sup>Parks</sup> Division sees the need for additional parkland is \$123,000 per acre (or \$2.82 per square foot).

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The Parks Division has found it difficult to generalize about the cost of parkland in the county, as it varies from very low costs for land in the isolated communities to very high costs for sites in the more developed coastal area. Perhaps because more of the recent purchases have been in the coastal communities, the department has expected costs of at least \$150,000 per acre (\$3.44 per square foot). Given that the department's expectations do not have organized data to support them, the approximate average land cost determined in the survey by the Real Property Services Division, ~~\$125,000~~ per acre, is the land cost assumed in calculating the parks fee component.

123,000

## **SHERIFF**

The majority of the sheriff's patrol and investigation facilities are located at the Kansas Avenue site and the majority of future facilities are likely to be built on a Kansas Avenue parcel near the existing site. A smaller land parcel is likely to be purchased in the coastal area as a site for a replacement for the Los Osos substation. (Land could perhaps be purchased for report facilities, either by themselves or, more likely, in combination with other county facilities).

The multiple listing survey did not include a category for sites suitable for sheriff's facilities. Of the departments that were included in the survey, the fire department's site needs are probably most similar to those of the sheriff. The survey of sites suitable for fire services found an average cost of \$6.32 per square foot in the Arroyo Grande area and ~~\$7.77~~ per square foot in the Nipomo area. (The third fire site for which sales data was obtained, Creston, is in an isolated area and thus would have significantly lower prices than the Kansas Avenue site which is located a few miles from San Luis Obispo.) These prices are probably a little high for the Kansas Avenue site, because they are smaller parcels. They are probably appropriate for smaller parcels for a substation or for report facilities.

The Sheriff's Department has had no reason to estimate the value of the Kansas Avenue property. However, it and Town Hall Services have been using \$5.00 per square foot as a reasonable land cost assumption. Because the multiple listing data supports this figure, it is used in the calculation of the Sheriff's Patrol and Investigation component of the fee.

## **GENERAL GOVERNMENT**

In the case of the building space used to provide general government services, a large portion of the space needed to serve new development has been constructed as part of the new county government center building. Assuming one half of the building will be used for services to accommodate new development, it will provide 45% of the building space needs caused by that growth. Other general government facilities will be located elsewhere in San Luis Obispo and in communities with central locations in the north and south portions of the county. We assume that these facilities will be provided half elsewhere in the city and half in other communities.

The high cost of land near the government complex in San Luis Obispo made it more cost effective to construct parking under the building than to buy additional land for surface parking. It is

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estimated that the underground parking adds \$93 to the cost of each square foot of the new administration building. (The actual cost incurred was \$80 per square foot of building; that figure is adjusted up 16.3 percent, inflation for the last two years as measured by the Class B cost of construction index.)

*No vacant land listings were available in the multiple listing survey.*

The average cost in the survey of multiple listing <sup>of developed commercial property downtown</sup> land costs in San Luis Obispo is \$116 per square foot. Given a ratio of four square feet of building for each square foot of land [a floor area ratio (FAR) of 4.0], the cost of land per square foot of building is \$29. The total cost of land and parking is thus \$122 per square foot of building.

*and presuming that the value of the improvements would be minimal for County's intended use.*  
In other communities, it is likely to be more cost effective to purchase a site with sufficient area to provide surface parking. A facility located to be accessible to populations in various parts of the county would likely be located in a community and the site costs would be similar to that for a library. The library cost of \$20.27 per square foot is therefore used for such facilities. To have sufficient area for on site parking, the site area would generally be at least four times the building area (an FAR of 0.25). The land cost would thus be \$81 per square foot of building area.

Elsewhere in the City of San Luis Obispo, the choice of structure or surface parking would depend primarily on the land cost. The assumption here is to use the average land cost for general government site in the <sup>downtown</sup> City of San Luis Obispo and assume a FAR of one, a conservative assumption. The land cost is the \$116 per square foot of building.

*cannot confirm*  
The average of the land costs per square foot of building for these three situations, weighted by the prevalence of each, is \$109 per square foot of building. This is the figure used in the fee calculations.

## FIRE

The multiple listing survey identified sites in three communities that on the surface appeared to possible fire station sites. Excluding those above four acres, the per square foot cost averages for these sites is \$6.32 per square foot for Arroyo Grande, ~~\$7.77~~ <sup>\$5.77</sup> per square foot for Nipomo, and ~~\$1.62~~ <sup>\$1.24</sup> per square foot for Creston. The weighted average of these costs is ~~\$6.50~~ <sup>\$5.56</sup> per square foot. (Arroyo Grande and Nipomo are somewhat typical of areas served; Creston is atypical in the extent of its isolation. The three costs were therefore weighted 45%, 45% and 10% respectively.)

The majority of existing stations are between one and two acres in size. The department will strive to have sites for future stations of about two acres.

## LIBRARIES

The library department has identified three communities in which additional library facilities are needed: Atascadero, Nipomo, and Los Osos. MLS data was searched for suitable sites in these communities. The average land price in the three communities was \$17.99, \$23.02, and \$19.82 per square foot. The average of these three prices is ~~\$20.27~~ <sup>\$19.97</sup> per square foot.

*THS must have included improved listings?*  
The San Luis Obispo City-County Library System had estimated the cost of land to be \$15 per

square foot in 1996 when the libraries impact fee was adopted. In the last few years, staff have been anticipating that land costs would be about \$20 per square foot; more recently they have come to doubt that suitable sites could be obtained at that price. However, the average price of MLS parcels supports the use of \$20 per square foot as the cost for land for library facilities.

\$9.97 (unless using improved listings)

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# **Avila Valley Advisory Council**

*San Luis Obispo County, California*

**P.O. Box 65  
Avila Beach, CA 93424  
[www.AvilaValley.org](http://www.AvilaValley.org)**

## **2006 Officers**

### **Chair**

Karla Bittner  
(San Luis Bay Estates)  
805-595-9855

### **Vice Chair**

John Salisbury  
(Avila Beach)

### **Secretary**

Karin Argano  
(Squire Canyon)

## **Council Members**

### **Avila Beach**

Anne Brown  
Lisa Newton  
John Salisbury  
Julie Scott (alt)

### **Avila Valley**

Jan Taylor  
Boyd Horne

### **San Luis Bay Estates**

Karla Bittner  
Sherri Gooding  
Dusty Palaia  
Bob Pusanik  
Lynn Walter  
Ted Ivarie  
Nisan Matlin (alt)

### **See Canyon**

Marylou Gooden  
Bill Tickell  
Jack Biesek (alt)

### **Squire Canyon**

Karin Argano  
John Schug  
Vacancy (alt)

January 17, 2006

David Edge, County Administrator  
SLO County  
County Government Center, Rm. D-430  
San Luis Obispo, CA 93408  
[dedge@co.slo.ca.us](mailto:dedge@co.slo.ca.us)

**REGARDING:            Accounting of Public Facilities Fees Provided to  
Avila Beach**

Dear Mr. Edge:

The Avila Valley Advisory Council has received the Draft Public Facilities Financing Plan for Unincorporated Area Facilities. We have been asked to provide comments on the draft report through January 31, 2006, with public hearings to commence in February.

Since the proposed Public Facilities Fees increase to new Residential units is **46%**, we are interested to know how we have already benefited by collection. We request your office provide an accounting of these fees as they have been administered to Avila Beach since the program began in 1991. We are trying to correlate the cost of these fees and the benefit to the community.

Sincerely,

*Karla Bittner*

Karla Bittner  
Chairperson

C: Jerry Lenthall, Supervisor, Third District  
Pat Beck, Assistant Director Planning  
AVAC Board

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Kdbitt@aol.com  
02/11/2006 04:46 PM

To pbeck@co.slo.ca.us  
cc  
bcc  
Subject AVAC Impact Fee Questions

Pat:  
This may generate some thoughts for you.  
Karla

**California Government Code and California Case Law require a nexus between new development and the impact fees to fund the infrastructure that is required to support this new development. The Avila Planning Area contributes approximately \$100,000 per year to the County's Impact Fee Program. Over the last 10 years, this amounts to \$1,000,000.**

- **Where is the infrastructure to support this new development in the Avila Planning Area?**
- **County Parks is allocated 47% of these impact fees (~\$470,000). Are these funds to be used for the restoration of the Avila Beach Community Center, which is owned and operated by the Avila Beach Civic Association?**
- **Why is CDF/County Fire collecting impact fees when the Avila Valley Fire Station #62 was constructed and conveyed to the County by Mid Coast Land Company as a Tract condition for Phases II and III in the San Luis Bay Estates?**

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"Mitch Cooney"  
<mitch@oceanocsd.org>  
01/31/2006 09:21 AM

To <pbeck@co.slo.ca.us>  
cc  
bcc  
Subject

Good morning, Pat. Concerning the Draft Public Facility Fees Ordinance, I have but two comments. The County has recently completed a \$750,000 flooding and drainage study which identifies millions of dollars of infrastructure to mitigate the problem in all areas of the county [Oceano alone has over \$11,000,000 in repairs identified]. I think that a fee should be collected for drainage and flooding. Additionally, the road, street, alley infrastructure is continually in need of attention; again, I believe that a fee should be included in the new Public Facility Fees Ordinance to maintain road infrastructure. If you have any questions, please do not hesitate to contact me at this e-mail address or at 481-6730. Thanks.  
Mitch

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